

Nilam

B U I L D E R S

www.nilambuilders.com



Why Choose Nilam Builders?

Since 2009, Nilam Builders has been shaping dreams into landmark addresses. With over a decade of expertise in creating premium residential spaces, we have earned a reputation for delivering homes that combine architectural excellence with modern comforts.

At Nilam Builders, we believe that a home should be more than just four walls—it should be an experience. Our villas are thoughtfully designed to create living spaces that feel like a personal sanctuary. From concept to completion, every project reflects our commitment to quality craftsmanship, innovative design, and timely delivery.

Envisioning homes, embracing nature

At Nilam Builders, our vision is to create homes that harmonize luxury with nature, offering spaces where tranquility meets elegance. We are driven by a commitment to set new benchmarks in quality, innovation, and sustainability, ensuring every project reflects enduring craftsmanship and timeless design. Our goal is not just to build houses but to craft living experiences that inspire, comfort, and stand the test of time.



Message From CEO, Sadik

Dear Esteemed Customers, I am delighted to extend a warm welcome to you at Nilam Builders. Where we turn your dream homes into tangible reality. With over a decade of experience in the real estate and building industry, I take immense pride in leading a team that is dedicated to crafting homes that resonate with your unique vision.





**Nature-Inspired
Living**



**Wellness and
Tranquility**



**Sustainable
Luxury**



**Best Price
Assurance**



**Optimal
Design**



**Transparent
Pricing**



Nilam malhar

Nilam Malhar is more than a home; it is a sanctuary where nature and architecture exist in perfect harmony. Every space is designed to capture the beauty of Sulthan Bathery, blending comfort, culture, and elegance. Step into Nilam Malhar and experience a life filled with peace and timeless charm.

Why Sulthan Bathery?

Sulthan Bathery, a serene town in the heart of Wayanad, is a perfect blend of natural beauty and cultural richness. Surrounded by lush green hills, misty mornings, and picturesque landscapes, it offers a life close to nature. Known for its historic charm and warm-hearted people, Sulthan Bathery is a haven of peace and harmony. The vibrant culture, traditional values, and modern conveniences make it an ideal destination for a fulfilling lifestyle.

Project Location



Transit

KSRTC Depot

2.7 KM

Private Bus Stand

3.5 KM

 Education

Govt. School	1.5 KM
St. Mary's HSS	1.5 KM
St. Mary's College	2 KM
The Greenhills Public School	2.7 KM

	Medical	
Govt. Hospital		3.5 KM
Iqraa Hospital		3 KM

	Tourism	
Saptha Resort	1 KM	

The Architecture

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A1

4 BHK

Plot Overview & Key Features

Plot Size

10 Cents

Ground Floor Area

1532 Sq.Ft

First Floor Area

929 Sq.Ft

Total Area

2710 Sq.Ft





Living & Dining

Spacious double-height area for a grand living experience.



Bedrooms

4 cozy bedrooms, each with attached bathrooms.



Kitchen

Modern, efficient, and stylishly designed.



Terrace

Spacious and versatile for leisure and utility.



A2

3 BHK

Plot Overview & Key Features

Plot Size

10 Cents

Ground Floor Area

1553 Sq.Ft

First Floor Area

707 Sq.Ft

Total Area

2431 Sq.Ft





Living & Dining

Spacious double-height area for a grand living experience.



Bedrooms

3 cozy bedrooms, each with attached bathrooms.



Kitchen

Modern, efficient, and stylishly designed.



Terrace

Spacious and versatile for leisure and utility.



B

3 BHK

Plot Overview & Key Features

Plot Size

10 Cents

Ground Floor Area

1186 Sq.Ft

First Floor Area

461 Sq.Ft

Total Area

1867 Sq.Ft





Living & Dining

Spacious double-height area for a grand living experience.



Bedrooms

3 cozy bedrooms, each with attached bathrooms.



Kitchen

Modern, efficient, and stylishly designed.



Terrace

Spacious and versatile for leisure and utility.



C

3 BHK

Plot Overview & Key Features

Plot Size

7 Cents

Ground Floor Area

1085 Sq.Ft

First Floor Area

366 Sq.Ft

Total Area

1645 Sq.Ft





Living & Dining

Spacious double-height area for a grand living experience.



Bedrooms

3 cozy bedrooms, each with attached bathrooms.



Kitchen

Modern, efficient, and stylishly designed.



Terrace

Spacious and versatile for leisure and utility.





Unrivaled Quality in Every Detail

At Nilam Builders, our commitment to excellence is evident in every aspect of our villas. We meticulously select materials and design elements to ensure not only aesthetic appeal but also long-lasting durability and functionality.

Structural Integrity

- **Foundation:** Strong Random Rubble Strip Footing for stability.
- **Super Structure:** Thick laterite and solid brick masonry for strength and aesthetics.

Elegant and Secure Openings

- **Doors:** Premium teak wood main doors, durable interior doors, and FRP toilet doors.
- **Windows:** Aluminum-framed, glass-paneled windows with secure MS grills.

Sophisticated Flooring and Wall Finish

- **Flooring:** Matte and glossy tiles in various areas for elegance and safety.
- **Paint:** Weather-resistant exterior paint and high-quality interior emulsion.

Premium Fittings and Fixtures

- **Kitchen/Bathrooms:** Top-quality C.P fittings and stylish sanitaryware.
- **Electrical:** Safe, reliable cabling with modern provisions for appliances and utilities.

Note: Nilam Builders reserves the right to make minor adjustments in specifications and dimensions during construction, ensuring the highest quality standards are met. The artistic impressions and plans provided in this brochure are indicative and subject to minor variations during construction.

Rules & Regulations

Payments must adhere to the agreement timeline. Non-compliance may lead to allotment cancellation, with refunds issued post re-allotment without interest.

Documentation

Upon allotment, two agreements are executed: one for land sale and another for villa construction. Both agreements detail individual and composite costs, with clear payment schedules.

Terms & Conditions

1. Once allotted and documented, the price is fixed and non-negotiable.
2. Purchaser is responsible for stamp paper, registration charges, legal, and miscellaneous expenses related to land registration.
3. All statutory deposits, building tax, sales tax, deposits for power and water, house owners association fees, transformer and cabling costs, construction workers' welfare fund, and other deposits are to be paid by the purchaser.
4. Possession of the property will be given only after all dues to the company are settled.
5. Nilam Builders reserves the right to accept or reject any application.
6. Any litigations will be under the jurisdiction of Nilambur courts.

Completed Projects



📍 Nilambur



River Breeze Villas are the perfect blend of architecture and aesthetics on a picturesque landscape on the sloping banks of Kuthirapuzha. Away from all the hustle and bustle of city life and yet within easy reach of all amenities.

Ongoing Projects



📍 Nilambur



Gardania Villas are more than structures; they are sanctuaries of peace and creativity, embodying the sacred art and science of architecture. Step into a Gardania Villa, and step into a tranquil world free from stress and strife – a true "God's Own Villa."

Upcoming Projects



📍 Edakkara

Nilam
Harmya

Harmya Villas are not just homes; they are havens rooted in the soulful charm of Edakkara. Surrounded by the gentle whispers of nature and the timeless grace of the land, each villa blends elegance with serenity.

Home is everything.

It's the one place where life feels complete — where laughter turns into memories, where silence feels safe, and where love is found in every corner. At Nilam Malhar Villas, we've built spaces that let you live those moments, every single day. Let your dreams grow, your bonds strengthen, and your story unfold in the most natural way.



Get in Touch:

For enquiries, private presentations, or site visits, contact us.



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